

094.0

0002

0033.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

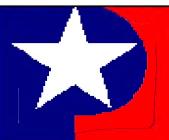
734,500 / 734,500

USE VALUE:

734,500 / 734,500

ASSESSED:

734,500 / 734,500



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 21 |        | AERIAL ST, ARLINGTON  |

| OWNERSHIP                    | Unit #: |
|------------------------------|---------|
| Owner 1: ZLATANOVSKI DIANA   |         |
| Owner 2: WEIK DAVID LAWRENCE |         |
| Owner 3:                     |         |

|                        |
|------------------------|
| Street 1: 21 AERIAL ST |
| Street 2:              |

|                     |
|---------------------|
| Twn/City: ARLINGTON |
| St/Prov: MA         |
| Postal: 02474       |

|                               |
|-------------------------------|
| PREVIOUS OWNER                |
| Owner 1: WAMPLER PHYLLIS M -  |
| Owner 2: SHERIDAN HEATHER A - |
| Street 1: 21 AERIAL STREET    |
| Twn/City: ARLINGTON           |
| St/Prov: MA                   |
| Postal: 02474                 |

|   |
|---|
| NARRATIVE DESCRIPTION   |
| This parcel contains 7,508 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1969, having primarily Wood Shingle Exterior and 1315 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms. |

|                                 |
|---------------------------------|
| OTHER ASSESSMENTS               |
| Code Descrip/No Amount Com. Int |

|                         |
|-------------------------|
| PROPERTY FACTORS        |
| Item Code Description % |
| Z R1 SINGLE FA 100      |
| o water                 |
| n Sewer                 |
| Census: Exempt          |
| Flood Haz: Exempt       |
| D Topo                  |
| s Street                |
| t Gas:                  |

|   |
|---|
| LAND SECTION (First 7 lines only)   |
| Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl % Infl % Infl % Appraised Alt Spec J Fact Use Value Notes |

|                |      |         |      |   |     |      |   |  |  |  |  |  |  |  |  |         |  |  |  |         |
|----------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|---------|--|--|--|---------|
| 101 One Family | 7508 | Sq. Ft. | Site | 0 | 70. | 0.86 | 5 |  |  |  |  |  |  |  |  | 451,666 |  |  |  | 451,700 |
|----------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|---------|--|--|--|---------|

| IN PROCESS APPRAISAL SUMMARY |                 |                                |            |  |            |  |                |  |                  | Legal Description |  |  |  | User Acct |  |  |  |  |  |
|------------------------------|-----------------|--------------------------------|------------|--|------------|--|----------------|--|------------------|-------------------|--|--|--|-----------|--|--|--|--|--|
| Use Code                     | Land Size       | Building Value                 | Yard Items |  | Land Value |  | Total Value    |  |                  |                   |  |  |  |           |  |  |  |  |  |
| 101                          | 7508.000        | 282,800                        |            |  | 451,700    |  | 734,500        |  |                  |                   |  |  |  |           |  |  |  |  |  |
| Total Card                   | 0.172           | 282,800                        |            |  | 451,700    |  | 734,500        |  | Entered Lot Size |                   |  |  |  |           |  |  |  |  |  |
| Total Parcel                 | 0.172           | 282,800                        |            |  | 451,700    |  | 734,500        |  | Total Land:      |                   |  |  |  |           |  |  |  |  |  |
| Source:                      | Market Adj Cost | Total Value per SQ unit /Card: |            |  | 558.47     |  | /Parcel: 558.4 |  | Land Unit Type:  |                   |  |  |  |           |  |  |  |  |  |

| PREVIOUS ASSESSMENT |  |  |  |  |  |  |  |  |  | Parcel ID |  | Parcel ID |  |  |  |
|---------------------|--|--|--|--|--|--|--|--|--|-----------|--|-----------|--|--|--|
| 094.0-0002-0033.0   |  |  |  |  |  |  |  |  |  |           |  |           |  |  |  |

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | FV  | 282,700    | 0         | 7,508.    | 451,700    | 734,400     | 734,400       | Year End Roll | 12/18/2019 |
| 2019   | 101 | FV  | 201,200    | 0         | 7,508.    | 458,100    | 659,300     | 659,300       | Year End Roll | 1/3/2019   |
| 2018   | 101 | FV  | 201,200    | 0         | 7,508.    | 342,000    | 543,200     | 543,200       | Year End Roll | 12/20/2017 |
| 2017   | 101 | FV  | 201,200    | 0         | 7,508.    | 309,700    | 510,900     | 510,900       | Year End Roll | 1/3/2017   |
| 2016   | 101 | FV  | 201,200    | 0         | 7,508.    | 296,800    | 498,000     | 498,000       | Year End      | 1/4/2016   |
| 2015   | 101 | FV  | 198,300    | 0         | 7,508.    | 251,600    | 449,900     | 449,900       | Year End Roll | 12/11/2014 |
| 2014   | 101 | FV  | 198,300    | 0         | 7,508.    | 238,700    | 437,000     | 437,000       | Year End Roll | 12/16/2013 |
| 2013   | 101 | FV  | 198,300    | 0         | 7,508.    | 227,100    | 425,400     | 425,400       |               | 12/13/2012 |

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| WAMPLER PHYLLIS | 71076-289 | 1    | 5/30/2018 |           | 760,000    | No | No  |       |       |
| CONDELL MATTHEW | 43477-398 |      | 8/9/2004  |           | 425,000    | No | No  |       |       |
| BROCK ARTHUR    | 30301-277 |      | 6/16/1999 |           | 283,000    | No | No  |       |       |
|                 | 19253-114 |      | 8/1/1988  |           | 99         | No | No  | F     |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |
|                 |           |      |           |           |            |    |     |       |       |

| BUILDING PERMITS              |  |  |  |  |  |  |  |  |  |  |  | ACTIVITY INFORMATION |             |     |           |  |  |
|-------------------------------|--|--|--|--|--|--|--|--|--|--|--|----------------------|-------------|-----|-----------|--|--|
| Date                          |  |  |  |  |  |  |  |  |  |  |  | Date                 | Result      | By  | Name      |  |  |
| 5/13/2016 617 Wood Dec 21,000 |  |  |  |  |  |  |  |  |  |  |  | 9/27/2018            | MEAS&NOTICE | BS  | Barbara S |  |  |
| 3/2/1994 48 Manual 500        |  |  |  |  |  |  |  |  |  |  |  | 4/17/2009            | Inspected   | 189 | PATRIOT   |  |  |
|                               |  |  |  |  |  |  |  |  |  |  |  | 1/5/2009             | Measured    | 336 | PATRIOT   |  |  |
|                               |  |  |  |  |  |  |  |  |  |  |  | 4/4/2000             | Inspected   | 264 | PATRIOT   |  |  |
|                               |  |  |  |  |  |  |  |  |  |  |  | 1/27/2000            | Mailer Sent |     |           |  |  |
|                               |  |  |  |  |  |  |  |  |  |  |  | 1/27/2000            | Measured    | 197 | PATRIOT   |  |  |
|                               |  |  |  |  |  |  |  |  |  |  |  | 8/2/1993             |             | RV  |           |  |  |
|                               |  |  |  |  |  |  |  |  |  |  |  |                      |             |     |           |  |  |

Sign: VERIFICATION OF VISIT NOT DATA / / /

|                                    |                   |                 |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
|------------------------------------|-------------------|-----------------|-----|--------------------------|-----------------|-------------------------|------|-------------------|---------------------------------|------------|----------|----------------------|------|--------|------------|------------|--------------|
| <b>EXTERIOR INFORMATION</b>        |                   |                 |     | <b>BATH FEATURES</b>     |                 |                         |      | <b>COMMENTS</b>   |                                 |            |          | <b>SKETCH</b>        |      |        |            |            |              |
| Type: 05 - Garrison                |                   |                 |     | Full Bath: 1             | Rating: Average |                         |      | SCUTTLE HOLE      | BSMT SINK.                      |            |          |                      |      |        |            |            |              |
| Sty Ht: 2 - 2 Story                |                   |                 |     | A Bath: 1                | Rating:         |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| (Liv) Units: 1                     | Total: 1          |                 |     | 3/4 Bath: 1              | Rating:         |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Foundation: 1 - Concrete           |                   |                 |     | A 3QBth: 1               | Rating:         |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Frame: 1 - Wood                    |                   |                 |     | 1/2 Bath: 1              | Rating: Average |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Prime Wall: 1 - Wood Shingle       |                   |                 |     | A HBth: 1                | Rating:         |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Sec Wall: 1                        | %                 |                 |     | OthrFix: 1               | Rating: Average |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Roof Struct: 1 - Gable             |                   |                 |     | <b>OTHER FEATURES</b>    |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Roof Cover: 1 - Asphalt Shgl       |                   |                 |     | Kits: 1                  | Rating: Average |                         |      | 1st Res Grid      | Desc: Line 1                    | # Units: 1 |          |                      |      |        |            |            |              |
| Color: CREAM                       |                   |                 |     | A Kits: 1                | Rating:         |                         |      | Level             | FY LR DR D K FR RR BR FB HB L O |            |          |                      |      |        |            |            |              |
| View / Desir:                      |                   |                 |     | Fppl: 1                  | Rating: Average |                         |      | Other             |                                 |            |          |                      |      |        |            |            |              |
| <b>GENERAL INFORMATION</b>         |                   |                 |     | WSFlue: 1                | Rating:         |                         |      | Upper             |                                 |            |          |                      |      |        |            |            |              |
| Grade: C - Average                 |                   |                 |     |                          |                 |                         |      | Lvl 2             |                                 |            |          |                      |      |        |            |            |              |
| Year Blt: 1969                     | Eff Yr Blt:       |                 |     |                          |                 |                         |      | Lvl 1             |                                 |            |          |                      |      |        |            |            |              |
| Alt LUC:                           | Alt %:            |                 |     |                          |                 |                         |      | Lower             |                                 |            |          |                      |      |        |            |            |              |
| Jurisdct:                          | Fact: .           |                 |     |                          |                 |                         |      | Totals            | RMs: 6                          | BRs: 3     | Baths: 1 | HB: 1                |      |        |            |            |              |
| Const Mod:                         |                   |                 |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Lump Sum Adj:                      |                   |                 |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| <b>INTERIOR INFORMATION</b>        |                   |                 |     | <b>CONDO INFORMATION</b> |                 |                         |      | <b>REMODELING</b> |                                 |            |          | <b>RES BREAKDOWN</b> |      |        |            |            |              |
| Avg Ht/FL: STD                     |                   |                 |     | Location:                |                 |                         |      | Exterior:         | No Unit                         | RMS        | BRS      | FL                   |      |        |            |            |              |
| Prim Int Wall: 1 - Drywall         |                   |                 |     | Total Units:             |                 |                         |      | Interior:         | 1                               | 6          | 3        |                      |      |        |            |            |              |
| Sec Int Wall: 1                    | %                 |                 |     | Floor:                   |                 |                         |      | Additions:        |                                 |            |          |                      |      |        |            |            |              |
| Partition: T - Typical             |                   |                 |     | % Own:                   |                 |                         |      | Kitchen:          |                                 |            |          |                      |      |        |            |            |              |
| Prim Floors: 3 - Hardwood          |                   |                 |     | Name:                    |                 |                         |      | Baths:            |                                 |            |          |                      |      |        |            |            |              |
| Sec Floors: 1                      | %                 |                 |     |                          |                 |                         |      | Plumbing:         |                                 |            |          |                      |      |        |            |            |              |
| Bsmnt Flr: 12 - Concrete           |                   |                 |     |                          |                 |                         |      | Electric:         |                                 |            |          |                      |      |        |            |            |              |
| Subfloor:                          |                   |                 |     |                          |                 |                         |      | Heating:          |                                 |            |          |                      |      |        |            |            |              |
| Bsmnt Gar:                         |                   |                 |     |                          |                 |                         |      | General:          |                                 |            |          |                      |      |        |            |            |              |
| Electric: 3 - Typical              |                   |                 |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Insulation: 3 - Typical            |                   |                 |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Int vs Ext: S                      |                   |                 |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Heat Fuel: 2 - Gas                 |                   |                 |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Heat Type: 3 - Forced H/W          |                   |                 |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| # Heat Sys: 1                      |                   |                 |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| % Heated: 100                      |                   | % AC:           |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Solar HW: NO                       |                   | Central Vac: NO |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| % Com Wall                         |                   | % Sprinkled:    |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| <b>MOBILE HOME</b>                 |                   |                 |     | Make:                    |                 | Model:                  |      | Serial #:         |                                 | Year:      |          | Color:               |      |        |            |            |              |
| <b>SPEC FEATURES/YARD ITEMS</b>    |                   |                 |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| <b>PARCEL ID</b> 094.0-0002-0033.0 |                   |                 |     |                          |                 |                         |      |                   |                                 |            |          |                      |      |        |            |            |              |
| Code                               | Description       | A               | Y/S | Qty                      | Size/Dim        | Qual                    | Con  | Year              | Unit Price                      | D/S        | Dep      | LUC                  | Fact | NB Fa  | Appr Value | JCod JFact | Juris. Value |
| 2                                  | Frame Shed        | D               | Y   | 15X6                     | A               | AV                      | 1971 |                   | 0.00                            | T          | 38.4     | 101                  |      |        |            |            |              |
| More: N                            | Total Yard Items: |                 |     |                          |                 | Total Special Features: |      |                   |                                 |            |          |                      |      | Total: |            |            |              |